

ACTIVE ADULT LIVING

337 Notices
Mailed Oct 19, 2020

introducing...

HYTHE POINTE

Dear Community Member,

Please review this document as it will give you a preview of a proposed active adult living community to be constructed at 819-823 Esquimalt Road. Avenir Senior Living has been providing seniors housing in BC for over 20 years. Presently Avenir is constructing an Independent Living property located at 622 Admirals Road, Esquimalt.

With your support we will be developing a 110 suite active adult apartment/condominium building, with lifestyle amenities. It is our expectation to offer the community an alternative to traditional independent living properties, at **significantly reduced rates**.

After community consultation, it is our intention to start construction fall of 2021, welcoming our first owners and tenants spring of 2023.

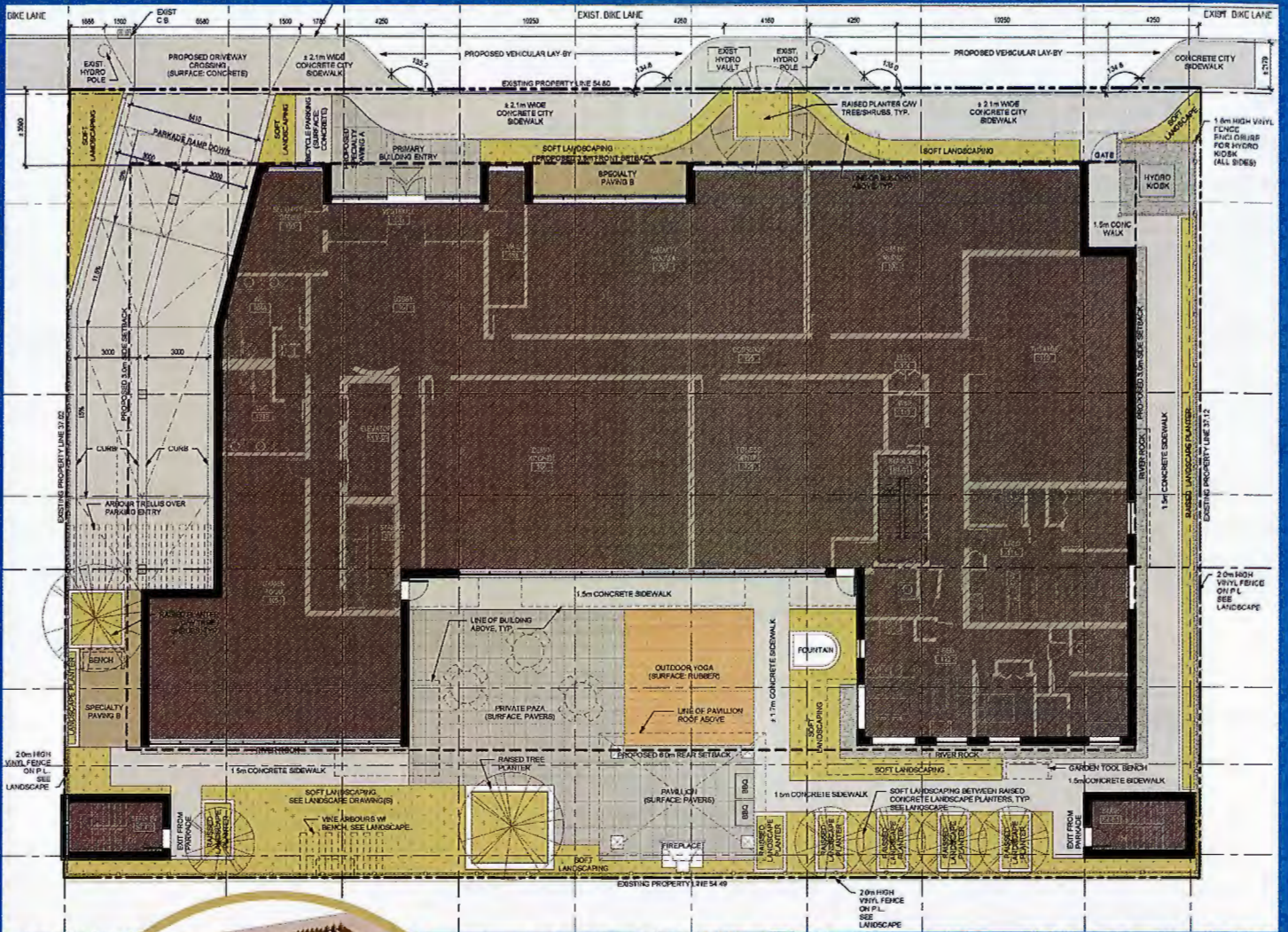
The proposed project will have 8 stories (26.55 meters), comprising of; 81 parking stalls, 28 condominium suites and 82 apartments, that will allow seniors to age in place with health care services offered via home care. Our research indicates there is a significant need for an affordable active adult apartment community, that will allow residents to age in place, with the comfort and security of having supportive living services available with home care when required.

Please visit www.HythePointe.com for further information and concept renderings of the proposed development. You may provide support and feedback by filling in the form on the website or on the filling out the form on the back of this document and emailing it to:

apartments@avenirseniorliving.com



In order to reduce the risk of the spread of the COVID-19 virus, the Township's Director of Development Services has approved the public consultation plan outlined in this notice in lieu of a public meeting.



Proposed Site Plan



Roof Top Garden

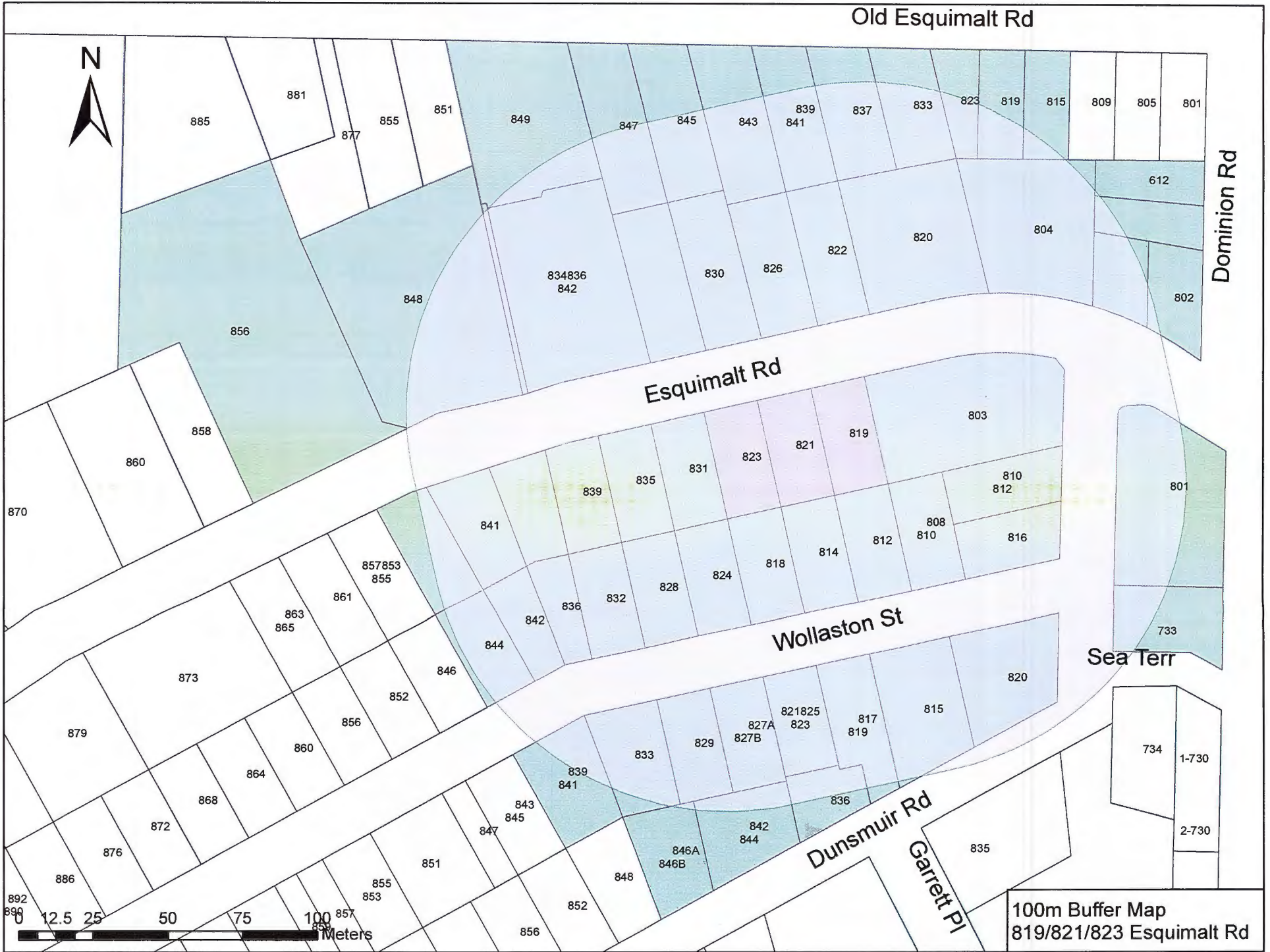
Feedback is required within 40 days for rezoning applications. You may provide your feedback by going to www.HythePointe.com or scanning and emailing this form to: apartments@avenirseniorliving.com

We have no objections to the proposed development of the lands as set forth in this document.

We have comments as follows:

Name: _____ Signature: _____ Phone #: _____





Summary of Resident Feedback on Hythe Pointe Seniors Community

On October 19, 2020 Avenir Senior Living mailed letters to residents in the area surrounding the proposed project, requesting their input and feedback (see map). We received responses from nineteen residents.

Five residents were opposed to the application, with one stating that the project is profoundly insulting to working professional young adults seeking home ownership, and that seniors should be housed in Oak Bay, View Royal, Gordon Head, and Cordova Bay, as they simply do not belong in this area. Other reasons given by those in opposition included the height, density, lack of privacy, setbacks, loss of light, increased traffic, and concern that existing infrastructure cannot cope.

Two residents expressed concerns, but did not state that they were opposed to the project. They suggested a reduction in height and density, and one was concerned that altering the road by adding the vehicular lay-by would impact people walking and biking.

Two residents enquired about various particulars of the building, and did not state that they were opposed or in favour of the project.

One resident suggested that we should purchase their property.

Nine residents were in favour of the proposal, with some stating that they are not opposed to the project and others stating that it is much needed, their household is in full support, it is a good development, and it will be a benefit to the community. One resident stated that, "I believe it meets the urgent needs of the community for active lifestyle living for adults at affordable rates. Plus it improves the optics at the gateway to our municipality as the current structures are a significant eyesore".

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: December 2, 2020 10:42 AM
To: apartments
Subject: New submission from Request for feedback

Consent

 We have no objections to the proposed development of the lands as set forth in this web page.

Name

Andrew Gregg

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: October 21, 2020 2:54 PM
To: apartments
Subject: New submission from Request for feedback

Name

Benjamin Groom

Email

Comments

You do not have my support to proceed with the proposed project.

Your focus on housing aging adults in this area is profoundly insulting to young working professionals like myself, who worked extremely hard to purchase their first home in this area. Creating a new living space that excludes prospective residents based on age compounds the problem of deferred home ownership, affordability, and housing availability for young adults in the region. Your plan to cater exclusively to an advanced age group distills my generation's frustration with Baby Boomers into a single complex, and would be a sick monument to old age privilege.

Your proposed community is too large and homogeneous to encourage diversity in this neighbourhood. Its demographic belongs in sequestration - communities like Oak Bay, View Royal, Cordova Bay, and even Gordon Head would be more amenable and tonally relevant for this type of living situation.

The proposed construction vastly exceeds the magnitude of nearby buildings, and would dominate the neighbourhood and skyline as a result. This community and its prospective residents quite simply do not belong in this area. My neighbourhood is diverse, raw, real, young, and financially modest, and your proposed community is none of those things. Take it elsewhere, it is not wanted here and it does not belong.

You would tentatively have my support if the building height were halved, AND if it were open to any prospective resident without limitation.

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: October 26, 2020 8:27 AM
To: apartments
Subject: New submission from Request for feedback

Name
Boyd Farrell
Email
Comments
Are suites being sold and if so what is estimated cost of Suite?

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: October 22, 2020 8:16 AM
To: apartments
Subject: New submission from Request for feedback

Name

Brandon Bourne

Email

Comments

Good Day,
I Represent Strata and we are interested in what your staff, service vehicle, emergency vehicle and visitor parking plan is.

How many parking spots do you have allocated for each?

Thank you.

Brandon Bourne

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: October 27, 2020 7:34 PM
To: apartments
Subject: New submission from Request for feedback

Name
Carolyn Sudsbury
Email
Comments
I object, the project is far too big, we would be overlooked, have lack of light, lack of privacy and infrastructure cannot cope. Far too big a project for this section of esquimalt road.

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: October 24, 2020 9:07 AM
To: apartments
Subject: New submission from Request for feedback

Consent

 We have no objections to the proposed development of the lands as set forth in this web page.

Name

Cathy Breland

Email

Comments

I am concerned that you say "affordable" but you don't give a price range. I will be retiring in 2 yrs and won't be able to afford to live anywhere at the current prices. I've seen advertised "affordable" housing before ie: The Portage, and it certainly is not affordable. You need to be more transparent. I'm currently sharing a 1 BDRM apartment with my _____ and I sleep in the living room on a daybed.

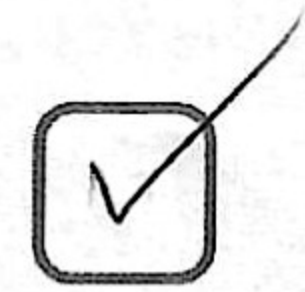
Proposed Site Plan



Roof Top Garden

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We have no objections to the proposed development of the lands as set forth in this document.



We have comments as follows:

This is a fine compliment to a good development for this community

Name: CLIFF WETTLAUFER
1046 DUNSMUIR RD. ESQUIMALT

Signature: 

Phone #: _____



Anthony

From: jasong@AvenirSeniorLiving.com
Sent: December 1, 2020 9:25 AM
To: apartments
Subject: New submission from Request for feedback

Consent

 We have no objections to the proposed development of the lands as set forth in this web page.

Name

eva banks

Comments

904 dunsmuir road

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: November 6, 2020 4:09 PM
To: apartments
Subject: New submission from Request for feedback

Name

Heather L. Foster

Comments

I am opposed and object to an 8 story, 110 unit building which would infringe on the privacy and character of the surrounding single family homes and impede solar access by creating a "tunnel" effect with the building directly across at 826 Esquimalt Rd. Built on 1 acre, 826 Esquimalt Rd is a 30 unit building on 6 levels and the Hythe Pointe proposal is 110 units with 8 stories which is a stark contrast. A developer's want is to get as many doors possible and this is apparent in the brochure where the building envelope has been maxed out. The underground parking is also a concern. There is no consideration for storied set-backs. Please go back to the drawing board and reduce the number of stories and units in this proposal. Thank you.

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: November 30, 2020 11:30 AM
To: apartments
Subject: New submission from Request for feedback

Consent

 We have no objections to the proposed development of the lands as set forth in this web page.

Name

Keith Mason

Email

Comments

I think it is a very much needed facility and would be a great asset and improvement to the community

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: December 3, 2020 7:17 AM
To: apartments
Subject: New submission from Request for feedback

Consent

 We have no objections to the proposed development of the lands as set forth in this web page.

Name

Lisa Jeffery

Comments

I have no objections to this proposed development going forward. I believe it meets the unmet needs of the community for active lifestyle living for adults at affordable rates. Plus it improves the optics at the gateway to our municipality as the current structures are a significant eyesore.

Lisa Jeffery

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: November 1, 2020 1:58 PM
To: apartments
Subject: New submission from Request for feedback

Name
Nelson Brunyanski
Email
Comments
I am a senior citizen and I am opposed to this project. Please do not rezone. It's too tall and too big for the the proposed property. It will disrupt my life with years of construction, then towering over my home will obstruct my view of the sky. It will also degrade the value of my property.

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: October 25, 2020 12:04 PM
To: apartments
Subject: New submission from Request for feedback

Name
Nelson Brunanski
Email
Comments
I suggest you buy my property as well and create more outdoor space or coach houses. 818 Wollaston Street (zoned multi-family)

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: October 28, 2020 5:22 PM
To: apartments
Subject: New submission from Request for feedback

Name
Nicole Sutherland
Email
Comments
Hello, I am concerned that the proposed development includes altering the current road and bike lane by adding a proposed vehicular lay-by. This is an already busy traffic area and the proposed changes would increase risk and difficulty for people walking and especially people cycling.

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: December 2, 2020 2:33 PM
To: apartments
Subject: New submission from Request for feedback

Consent

 We have no objections to the proposed development of the lands as set forth in this web page.

Name

Rob Gage

Email

Comments

Too bad that no commercial venture is considered.
A coffee shop in the area could be popular.

Anthony

From: rob gage
Sent: November 30, 2020 3:54 PM
To: apartments
Subject: 819 Esquimalt Rd

Got the letter in the mail.

Very interesting.

Will there be any facilities such as a coffee shop or pub open to the general public?

Rob Gage

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: November 11, 2020 1:48 PM
To: apartments
Subject: New submission from Request for feedback

Consent

 We have no objections to the proposed development of the lands as set forth in this web page.

Name

Saphina Waters

Email

Comments

Our household fully supports this development.

Kind regards
Saphina Waters

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: December 3, 2020 3:27 PM
To: apartments
Subject: New submission from Request for feedback

Name

Sylvie Redden

Email

Comments

Hello,

I received your Community Engagement Flyer in the mail as I live on Wollaston street; one street over from the proposed development. I am concerned about the building height. Is it feasible to keep the building to 6 stories to keep the scale of the building more inline with the neighbourhood?

Thank you,
Sylvie Redden
821 Wollaston St

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: December 1, 2020 9:22 AM
To: apartments
Subject: New submission from Request for feedback

Consent

 We have no objections to the proposed development of the lands as set forth in this web page.

Anthony

From: jasong@AvenirSeniorLiving.com
Sent: October 22, 2020 4:56 PM
To: apartments
Subject: New submission from Request for feedback

Name
Victoria Francis
Email
Comments
We object, living directly opposite proposed site. Loss of light, loss of privacy, too big and tall a complex for such a busy section of road also too much traffic. With current traffic problems we cannot access the road. Wrong location.